

## **2788 Bathurst Street and 515 Glencairn Avenue - Preliminary Report - Zoning By-law Amendment Application**

Date: June 14, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Wards: 15 Eglinton-Lawrence

**Planning Application Number:** 18 153780 NNY 15 OZ

### **SUMMARY**

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This report provides preliminary information and an early opportunity to raise issues for follow-up with regard to the application. It seeks Community Council's direction on the community consultation process and indicates the expected timing for a Final Report to City Council. The application has been circulated to all appropriate agencies and City divisions for comment and a staff review of the application is underway.

This application proposes to construct a mixed-use mid-rise building with a height of 9-storeys (31.7 metres) and a partial 10th storey incorporating a mechanical penthouse and additional habitable space that also provides access to a roof top terrace. The building would have a total floor area of approximately 26,000 square metres, consisting of 1,020 square metres of street related retail space, a 1,950 square metre hotel with 26 suites and an entrance on Hillmount Avenue, and 23,030 square metres of residential space with a total of 113 residential dwelling units. Grade related townhouses are proposed to face a new 1,250 square metre linear park space at the west edge of the site. Vehicular access to the site would be from Glencairn Avenue and Hillmount Avenue.

A preliminary meeting was held with the applicant on February 6, 2018. A few weeks after the preliminary meeting, staff provided a list of the requirements for application submission to the applicant.

The application was circulated to the various departments and agencies for review and comment and a notification regarding the completeness of the application will be issued in June 2018.

A Community Consultation Meeting is anticipated to be held in late 2018. A Final Report will be submitted for Council's consideration following community consultation; the resolution of outstanding issues related to this application; and the holding of a statutory Public Meeting under the Planning Act. The approval target timeline for the Final Report is anticipated to be the Spring of 2019.

City Planning staff have identified some preliminary issues for review with the proposal described in this Report with respect to Provincial Policies and Plans Consistency/Conformity, Official Plan Conformity, Tree Preservation, Community Services and Facilities, Section 37 Community Benefits, Infrastructure/Servicing Capacity, Toronto Green Standard compliance, built form and amenity space.

These issues and all additional matters that arise through the Development Review Process will need to be addressed prior to submission of the Final Report to Council.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2788 Bathurst Street and 515 Glencairn Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the statutory public meeting under the Planning Act be given according to the regulations of the *Planning Act*.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **BACKGROUND**

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### **Application Description**

The proposed development is for a mixed use building with a building height of 31.7 metres and 9-storeys and a partial 10th storey incorporating a mechanical penthouse and additional habitable space that also provides access to a roof top terrace.

The building would have a total floor area of approximately 26,000 square metres, consisting of 1,020 square metres of street related retail space, a 1,950 square metre hotel with 26 suites, and 23,030 square metres of residential space with a total of 113 residential dwelling units. Grade related townhouses are proposed to face a new 1,250 square metre linear public park space at the west edge of the site.

In addition to the proposed public park, 226 square metres of indoor residential amenity space and 226 square metres of outdoor residential amenity area are proposed. The outdoor amenity area would include communal outdoor landscaped decks on the 2nd floor and 9th floor, in addition to private balconies and terraces located throughout the building. The highest portions of the building would be covered with a green roof.

The residential pedestrian entrance and lobby would be located on Glencairn Avenue while the hotel pedestrian entrance and lobby would be located on Hillmount Avenue at Bathurst Street.

Vehicular access to the site would be from Glencairn Avenue on the north end and Hillmount Avenue on the south end. From Glencairn Avenue, vehicles would enter the courtyard and proceed down the ramp to the underground parking through the mezzanine floor. Vehicles entering from Hillmount Avenue, would enter the building at the mezzanine level due to the lower grade toward the southern end of the site. Servicing and waste collection would be accessed from the southern vehicular entrance to the site. A total of 2 loading spaces (Type "G" and "B") would be provided.

The proposal includes 128 parking spaces for residents and 50 parking spaces for visitor, hotel, and retail uses. A total of 114 bicycle spaces (long and short term) would be provided for the residential units and a total of 10 bicycle spaces (long and short term) would be provided for the retail units.

Pertinent Development Statistics are provided below for quick reference.

<b>Category</b>	<b>Based on Architectural Plans Submitted by the Applicant</b>
Total Site Area	6,324.75 sq.m.
Public Park Area	1,250.00 sq.m.
Bathurst Street Widening	177.57 sq.m.
Net Site Area	4,896.68 sq.m.
Building Height Measured from 178.25 Bathurst Street Average Grade	31.7 metres to top of mechanical penthouse (9-storeys and a partial 10th storey)
Floor Space Index	4.1 FSI - Gross Site Area - including the Bathurst Street widening and Park 5.3 FSI - Net Site Area - excluding the Bathurst Street widening and Park
GFA Retail Hotel Residential Total:	1,020 sq.m. 1,950 sq.m. 23,030 sq.m. 26,000 sq.m
Amenity Space Indoor Outdoor	226 sq.m (2 sq.m. per dwelling unit) 226 sq.m. (2 sq.m. per dwelling unit)
Vehicular Parking Spaces	128 resident 50 shared (visitor/hotel/retail)
Bicycle Parking Spaces	Residential 102 long-term resident, 12 short-term visitor Retail 3 long-term, 7 short-term

A total of 113 dwelling units are proposed consisting of a mix of 2 and 3 bedroom types, as follows:

<b>Bedroom Type</b>	<b>Number of Units</b>	<b>Overall Percentage</b>	<b>Typical Unit Size</b>
2 Bedroom	52	46 %	100 sq.m.
3 Bedroom	61	54 %	130 sq.m
<b>Total</b>	<b>113</b>	<b>100 %</b>	

The hotel would contain 26 suites.

As described in the applicant's submission material, the north façade, fronting Glencairn Avenue, would be 7-storeys in height and stepped back for each additional storey in height up to 9-storeys. The proposed mixed-use building would be built up to the lot boundary along the eastern, northern, and southern lot lines. The Bathurst Street frontage would consist of a continuous street wall with a variation of materials, balconies and recesses.

The east façade, fronting on Bathurst Street, is proposed at 7-storeys in height along the entire frontage. The additional storeys would be stepped back for each storey which reach 9-storeys at the northern end of the site and 8-storeys at the southern end of the site. The south façade, fronting on Hillmount Avenue, would be 7-storeys in height and stepped back to an 8th storey. However, due to the property grading, the building will appear as a 9-storey building at the south end.

The western portion of the building, to the east of a future park, would be further setback into the property, compared to the other facades, and will consist of 3-storey townhouses connected to the remainder of the building. The centre of the western elevation would be broken up and open to a central courtyard. The courtyard would provide pedestrian access to the public park and also provide access to the underground parking.

The minimum building setbacks as shown on the submitted architectural plans are summarized in the below table.

**Building Setbacks in Metres**

	<b>Ground Floor to 3rd Floor Setbacks</b>	<b>4th-5th Floors</b>	<b>6th - 7th Floors</b>	<b>8th Floor</b>	<b>9th Floor</b>	<b>Partial 10th Floor + mech penthouse</b>
North (from Glencairn property line)	0 m	0 m	0 m	4.5 m	7 m	9.5 m
South (from Hillmount property line)	0 m	0 m	0 m	4.5 m	9 m	
East (from Bathurst Street new property line)	0 m	0 m	0m	4.5 m	7 m	9.5 m
West (from adjacent single detached properties)	21.3 m	23.3 m	25.3 m	27.3 m	29.3 m	35.3 m

See Attachment 1: Application Data Sheet.

**Site and Surrounding Area**

The subject site is located on the west side of Bathurst Street between Glencairn Avenue and Hillmount Avenue. The site has an 82 metre frontage on Bathurst Street, a 74 metre frontage on Hillmount Avenue, and an 80 metre frontage on Glencairn Avenue. There is a significant grade drop from Glencairn Avenue to Hillmount Avenue of approximately 5 metres.

The portion of the development site municipally known as 2788 Bathurst Street currently consists of a 4 to 5-storey commercial office building with a bowling alley, with approximately 5,681 square metres of rentable space, and a large surface parking area at the rear of the building. The 515 Glencairn Avenue portion of the development site currently consists of a single detached dwelling.

North - Directly across from the subject site, on the north side of Glencairn Avenue, there is a 5-storey residential building with street related retail space with frontage on Bathurst Street. Further north on Bathurst Street is a 7-storey apartment building.

South - Directly across from the subject site, on the south side of Hillmount Avenue, there is the 2-3 storey Bialik Hebrew Day School. Further south on Bathurst Street is the 2-storey Torah Emeth Jewish Centre, the 2-3-storey Eitz Chaim Day School and a 10-storey residential building.

West - The area to the west of the subject site comprises of an established low rise single detached dwelling residential neighbourhood.

East - Directly across from the subject site, on the east side of Bathurst Street, is 491 Glencairn Avenue, which is primarily a vacant site with a couple of single family dwellings fronting Strathallan Wood, and was subject to a recent Ontario Municipal Board Hearing. The Ontario Municipal Board directed the owner to revise the proposal to a maximum 8-storey mid-rise building (File No: 14 102565 NNY 16 OZ and Ontario Municipal Board Case Number PL151148)

See Attachment 2: Location Map.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (2014) and geographically specific Provincial Plans (2017), along with municipal Official Plans, provide a policy framework for planning and development in the Province. This planning application will be tested for consistency with the PPS and conformity with the Growth Plan.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Establishing minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. It provides a framework for managing growth in the GGH including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. The application of the Growth Plan's policies are intended to support the achievement of complete communities.

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan.

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS and conforms to the applicable Provincial Plans. Staff will be evaluating this planning application against the PPS (2014) and the Growth Plan (2017) as part of the City's development approval process.

### **Toronto Official Plan, Official Plan Policies and Planning Studies**

This application will be reviewed against the official plan policies noted below as well as the policies of the Toronto Official Plan as a whole.

This portion of Bathurst Street is identified as an *Avenue* on Map 2 - Urban Structure Map of the Official Plan. The growth management policies of the Official Plan direct growth to identified areas on Map 2, which includes *Avenues*, where transit services and other infrastructure are available. An Avenue Study has not been completed for this portion of Bathurst Street.

The Official Plan designates the existing office building site as *Mixed Use Areas*. The single detached residential property at 515 Glencairn Avenue is designated *Neighbourhoods in the Official Plan*.

Official Plan Policy 2.2.3.3 b) states that development in *Mixed Use Areas on Avenues*, prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. In addition to the policies of the Plan for *Mixed Use Areas*, proponents of such proposals will also address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located. This review will:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent Neighbourhoods or Apartment Neighbourhoods;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

The applicant has prepared an Avenue Segment Study.

The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings. Development in this area is expected to create a balance of high quality commercial, residential, institutional and open space uses. Policy 4.5.2 sets out a number of criteria for development within the *Mixed Use Areas* designation, including:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- Providing new jobs and homes for Toronto's growing population on underutilized lands in the *Avenues*;
- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing setbacks and/ or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locating and massing new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- Locating and massing new buildings to frame the edges of streets and parks with good proportion and to maintain sunlight and comfortable wind conditions for pedestrians;
- Providing an attractive, comfortable and safe pedestrian environment;
- Have access to schools, parks, community centres, libraries and childcare;
- Taking advantage of nearby transit services;
- Providing good site access and circulation and an adequate supply of parking for residents and visitors;



- Locate and screen services areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Healthy Neighbourhood policies in Section 2.3.1.2 also provide direction on developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhood* designations.

These developments will:

- Be compatible with those Neighbourhoods;
- Provide gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those Neighbourhoods;
- Maintain adequate light and privacy for residents in those Neighbourhoods; and
- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods.

*Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character. Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building type(s);
- Setbacks of buildings from the street or streets;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

The Public Realm policies in section 3.1.1 of the Official Plan are also applicable to this site, where the policies promote the construction of quality architecture, landscape, and urban design. These policies speak to the importance of providing safe, attractive and interesting spaces for pedestrians and incorporating a Complete Streets approach for existing City streets.

Built form policies in the Official Plan are also applicable to this application as they provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. More specifically, Section 3.1.2 provides direction pertaining to site organization, improving the safety and attractiveness of adjacent streets through building design and appropriate massing, transition in scale between areas of differing scales.

## **Section 37**

Policy 5.1.1 of the Official Plan allows for an increase in height and/ or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the *Planning Act*. The proposal meets the minimum 10,000 square metre gross floor area threshold in the Official Plan for Section 37 considerations.

See Attachment 3: Official Plan Land Use Map.

## **Official Plan Amendment 320 (OPA 320)**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, Neighbourhoods and Apartment Neighbourhoods policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in Apartment Neighbourhoods. In particular, the Healthy Neighbourhood policies have been strengthened with respect to situations where development is proposed in Mixed Use Areas that are adjacent or close to Neighbourhoods and new compatibility criteria address the design of proposed development.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework. In May 2017 the OMB commenced its hearing of appeals of OPA 320 and it is ongoing.

More information regarding OPA 320 can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>

## **Zoning By-laws**

### **Former City of North York By-law 7625**

In the former City of North York By-law 7625, the site is zoned C1 General Commercial Zone on the eastern portion and R4 One-family Detached Dwelling Fourth Density Zone on the western portion.

The C1 zone permits a wide range of commercial uses, including restaurants, retail stores, personal service shops, banks, and professional office uses. The C1 zone also permits residential uses that are permitted in a R5 Zone or RM5 zone, including

apartment house dwellings and multiple attached dwellings, subject to compliance with the R5 and RM5 provisions. Permitted institutional uses include, a lodge, fraternity or sorority house, labour union hall, a home for the aged, or hospital, subject to certain provisions of the by-law.

Buildings or structures in "C1" Zones are subject to various development standards, including maximum lot coverage, minimum yard setbacks and a maximum height. Most of the standards are based on the type of use being proposed.

The R4 zone permits one-family detached residential dwellings and accessory buildings incidental thereto. Home occupations, recreational uses (including parks), and institutional uses, such as schools and places of worship, are also permitted subject to certain provisions of the by-law.

R4 Development Standards include:

- 15 metre minimum frontage, for serviced lots;
- 550 square metre minimum lot area, for serviced lots;
- 7.5 metre minimum front yard setback;
- 1.8 metre minimum side yard setback (or 1.2 metre to an attached garage);
- 9.5 metre minimum rear yard setback;
- Maximum 30% lot coverage;
- Maximum 2 storey dwellings with 8 metre maximum building height to a flat roof, 8.8 metre to all other roof types.

### **City of Toronto By-law 569-2013**

In the City of Toronto By-law 569-2013, the site is zoned Commercial Residential Zone "CR 1.0 (c.1.0; r1.0) SS3" on the eastern portion and Residential Detached Zone "RD (f15.0; a550) (x5)" on the western portion.

The Commercial Residential Zone permits a maximum height of 3-storeys and a maximum density of 1 Floor Space Index (FSI). Commercial uses permitted include, but are not limited to, retail store, personal services shop, medical office, and financial institutions. Residential uses permitted include dwelling units, hospices, nursing homes, religious residences, residential care homes, respite care facilities, retirement homes and student residences. Building types permitted included apartment buildings and mixed use buildings.

The Residential Detached Zone permits a maximum height of 2-storeys and a maximum coverage of 35%. Dwelling units within a single detached house are permitted as well as parks. Additional uses are permitted subject to conditions.

All uses and building types are subject to various provisions of By-law 569-2013.

See Attachments 4 and 5 : Existing Zoning By-law Maps.

## **Avenue and Mid-Rise Buildings Study**

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <https://www.toronto.ca/legdocs/mmis/2016/pg/bqrd/backgroundfile-92537.pdf>

## **Site Plan Control**

This proposal is subject to Site Plan Control. An application has not been submitted to date.

## **Tree Preservation and Removal**

The application proposes to remove some trees, including street trees around the perimeter of the site. There are also trees on and around the site that are proposed to be preserved. Urban Forestry will be reviewing the submitted Tree Preservation Plan and Arborist report as part of the application review process.

## **COMMENTS**

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### **Reasons for the Application**

The proposal requires an amendment to the City of Toronto Zoning By-law 569-2013, as amended, and By-law 7625 of the former City of North York, as amended, in order to allow a mixed use building over the site and to establish site specific development standards for the proposed development, including building height and density. The zoning by-law amendment will also limit the use on the west portion of the site to a proposed park.

## **Complete Application Submission**

The application was submitted on May 24, 2018. The following plans and reports/studies have been submitted with the application:

- Architectural Plans;
- Landscape Plans;
- Sun/ Shadow Study;
- Pedestrian Level Wind Assessment/Study;
- Traffic Impact Study;
- Arborist Report and Tree Preservation Report;
- Green Development Standards Checklist;
- Draft Zoning By-laws;
- Computer generated building mass model;
- Planning and Urban Design Rationale;
- Community Services and Facilities Report;
- Public Consultation Plan;
- Energy Strategy;
- Contaminated Site Assessment; and
- Avenue Segment Study.

The following is a link to the submission materials:

<https://aic.to/2788BathurstSt>

## **Community Consultation**

The applicant has submitted a Public Consultation Strategy Report as part of the complete application submission requirements.

The strategy includes identification of stakeholders, which includes residents within the surrounding neighbourhood and residents and community groups that are identified through consultation with the local councillor's office. The site is in Ward 15 and borders Ward 16.

The proposed methods of public involvement and means of communication includes the following:

- The community and relevant department/agencies will be notified of the complete development application (once deemed complete by Community Planning) through various methods including the on-site application notice sign, and an update on the City's Development Application Centre;
- Residents and stakeholders can review the submission materials, including drawings and reports, either on-line on the City's Development Application Centre, or in-person at the North York Civic Centre;
- Residents and stakeholders can direct comments and questions about the application to the assigned City planner on the file throughout the review process;

- Community Consultation Meeting organized by Planning Staff in consultation with the Ward Councillor;
- Input from the Community Consultation Meeting will be considered and revisions will be made to the plans for a resubmission; and
- Statutory Public Meeting at Community Council.

The applicant has noted in their public consultation strategy that residents and stakeholders will be able to review the submission online or at the North York Civic Centre. It is proposed that City staff will serve as the main contact person(s) with respect to the rezoning application, while the Local Councillor(s) will serve as a resource for residents and local stakeholders. Throughout the process, the applicant will reach out to the necessary stakeholders and will be available to attend public meetings.

The applicant has included a proposed method to evaluate and validate public feedback in their public consultation strategy. All comments received from City staff will be forwarded to the applicant. The applicant will monitor, review and log all comments, will identify overarching patterns and emerging themes, and will factor such themes in the evolution and refinement of the scheme, and ensure, through subsequent submissions, that comments have been considered.

Community consultation helps to inform Council in respect of the exercise of its authority to make a decision with regard to the planning application. This Report seeks Community Council's direction on the community consultation process.

## **ISSUES TO BE RESOLVED**

### **Provincial Policies and Plans Consistency/Conformity**

- Evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

### **Official Plan Conformity**

- Determining conformity with the Official Plan, including City Council approved OPA 320.

### **Land Use**

- Appropriateness of proposed mix of uses, including hotel uses.

## **Built Form**

- An assessment and confirmation of the suitability of the proposed building type, location, height, massing, setbacks and stepbacks of the application based on Provincial policies and plans, the City's Official Plan policies and design guidelines (See Attachment 6: Site Plan and Attachments 8 to 11: Elevations).
- Reviewing the background studies submitted with the application such as the Sun/Shadow Studies, Pedestrian Level Wind Studies, etc.
- Assessing transition impacts to adjacent areas, including transition in scale and where angular planes are taken from.
- Impacts on the public realm, etc.

## **Avenue Segment Study**

- Review of the submitted Avenue Segment Study.
- Appropriateness of proposed density.

## **Tree Preservation**

- The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).
- The proposed tree preservation and replacement strategy will be evaluated through the application review process.

## **Community Services and Facilities**

- Evaluating the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population.
- Reviewing the CS&F Study that was submitted with the application to determine whether any capital improvements or expansion of facilities opportunities were identified by the applicant or by staff and following up Study deficiencies to identify other issues that need to be addressed.

## **Section 37 Community Benefits**

- Section 37 benefits to be secured in accordance with the Council Approved Implementation Guidelines City of Toronto Protocol for Negotiating Section 37 Community Benefits.  
<https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>

## **Infrastructure/Servicing Capacity**

- Reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- Reviewing the Servicing Report provided by the applicant with the submission, the purpose of which is intended to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed change in land use or development.
- Reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of a development or re-development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

## **Toronto Green Standard**

- Reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. *TGS Version 3.0.*

## **Residential Amenity Space**

- Location of proposed indoor and outdoor amenity space.

## **On-site Parkland**

- Location, size and configuration of on-site park land; and
- Interface of dwelling units along the on-site park land.



Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map - Former City of North York By-law 7625

Attachment 5: Existing Zoning By-law Map - New City of Toronto By-law 569-2013

### **Applicant Submitted Drawings**

Attachment 6: Site Plan

Attachment 7: Ground Floor Plan

Attachment 8: East Elevation (Bathurst Street)

Attachment 9: West Elevation

Attachment 10: North Elevation (Glencairn Avenue)

Attachment 11: South Elevation (Hillmount Avenue)

Attachment 12: Schematic East West Section

Attachment 13: Schematic East West Section

Attachment 14: Schematic North South Section (Looking West)

Attachment 15: Schematic North South Section

Attachment 1: Application Data Sheet

Municipal Address: 2788 Bathurst Street and 515 Glencairn Avenue Date Received: May 24, 2018

Application Number: 18 153780 NNY 15 OZ

Application Type: Rezoning

**Project Description:** A mixed-use mid-rise building with a height of 9-storeys and a partial 10th storey incorporating a mechanical penthouse and additional habitable space that also provides access to a roof top terrace. The building would have a total floor area of approximately 26,000 square metres, consisting of 1,020 square metres of street related retail space, a 1,950 square metre hotel with 26 suites, and 23,030 square metres of residential space with a total of 113 residential dwelling units.

Applicant	Architect	Owner
Kim M. Kovar 181 Bay Street, Unit 1800 Toronto, ON M5J 2T9	IBI Group 55 St Clair Avenue West Suite 700 Toronto, ON M4V 2Y7	Lanterra (Bathurst Glencairn) Realty Inc. 2811 Dufferin Street Toronto, ON M6B 3R9

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas (also an Avenue) and Neighbourhoods	Site Specific Provision:	No
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By-law 7625 -C1 and R4

Zoning:	By-law 569-2013 - CR Zone and RD Zone	Heritage Designation:	No
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Height Limit (m):	By-law 7625 Commercial Building 9.2 m R4 - 8.8 m	Site Plan Control Area:	Yes
	By-law 569-2013 CR - 3 storeys RD - 2 storeys		

PROJECT INFORMATION

Site Area (sq m): 6,324.75      Frontage (m): 74 to 80      Depth (m): 82

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			3,085	3,085
Residential GFA (sq m):			23,030	23,030
Non-Residential GFA (sq m):	5,681 (rentable)		2,970	2,970
Total GFA (sq m):	5,681 (rentable)		26,000	26,000
Height - Storeys:	4 to 5		9 + partial 10th	9 + partial 10th
Height - Metres:	15 m approx.		31.7	31.7

Lot Coverage Ratio (%):	63% based on net site area, excluding road widening & park	Floor Space Index:	5.3 based on net site area, excluding road widening & park
	48% based on gross site area, including road widening & park		4.1 based on gross site area, including road widening & park

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	23,030	0
Retail GFA:	1,020	0
Hotel GFA:	1,950	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Condominium:	0		113	113
Hotel Suites			26	26

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				52	61
Total Units:				52 (46%)	61 (54%)

Parking and Loading

Parking Spaces: 178      Bicycle Parking Spaces: 124      Loading Docks: 2

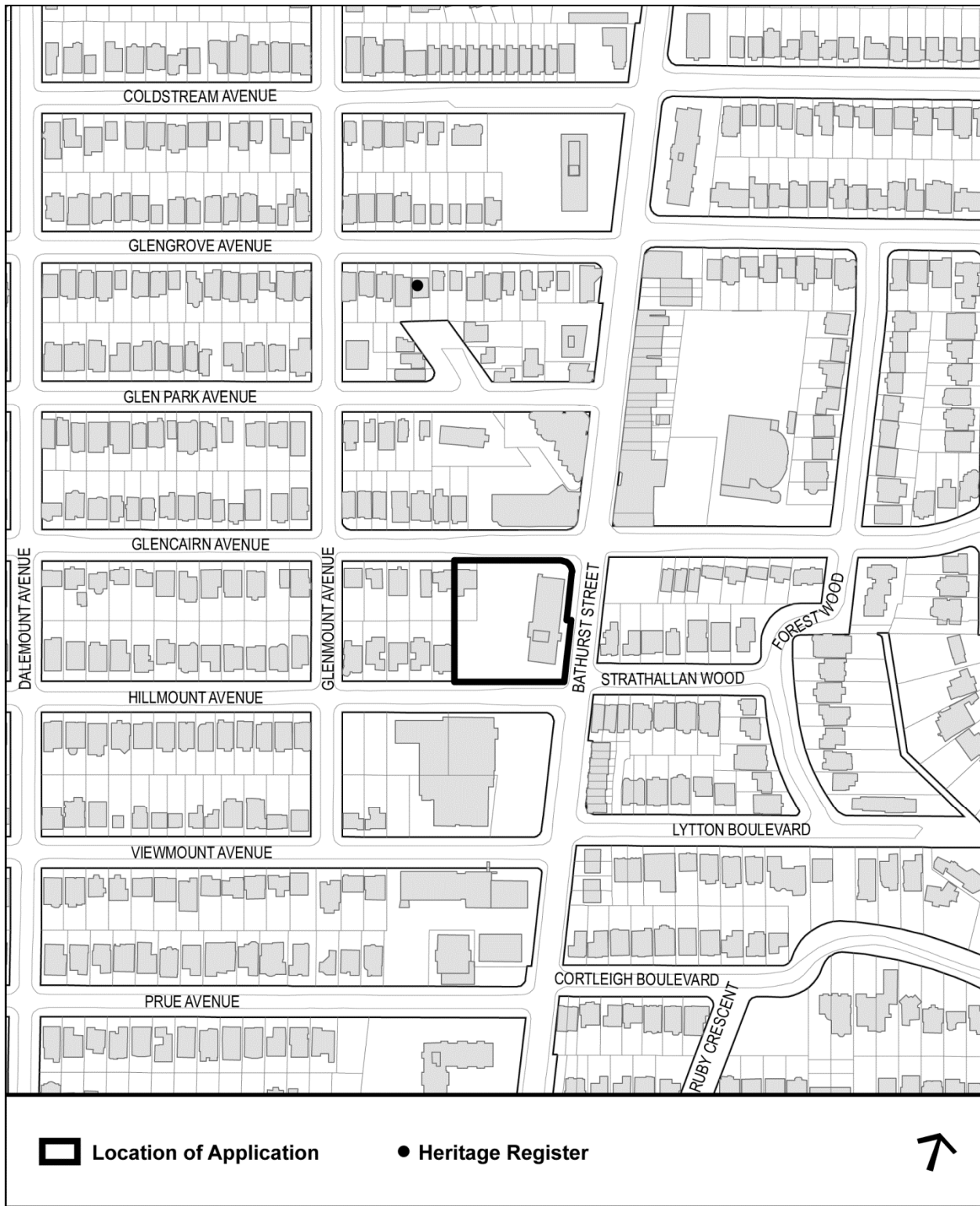
CONTACT:

Mark Chlon, Senior Planner

416-395-7166

Mark.Chlon@toronto.ca

Attachment 2: Location Map









Attachment 3: Official Plan Land Use Map



**Official Plan Land Use Map #17**

2788 Bathurst St. and 515 Glencairn Ave.

File # 18 153780 NNY 15 0Z

- |   |                          |   |                          |
|---|--------------------------|---|--------------------------|
|  | Location of Application  |  | Parks & Open Space Areas |
|  | Neighbourhoods           |  | Parks                    |
|  | Apartment Neighbourhoods |   |                          |
|  | Mixed Use Areas          |   |                          |

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Not to Scale  
05/09/2018


Attachment 4: Existing Zoning By-law Map - Former City of North York By-law 7625



2788 Bathurst St. and 515 Glencairn Ave.


Zoning By-law 7625

File # 18 153780 NNY 15 0Z

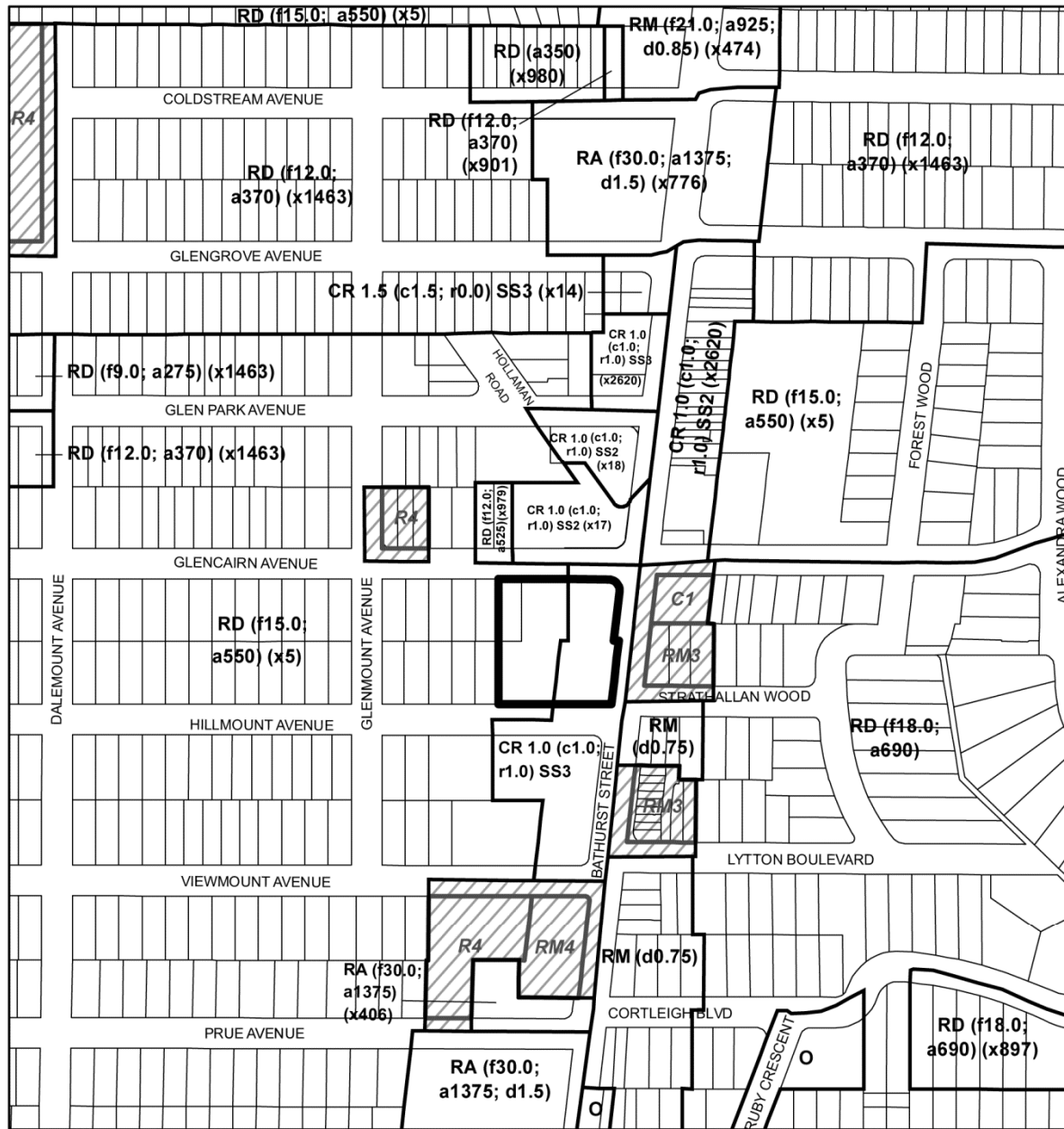
 Location of Application

R3 One-Family Detached Dwelling Third Density Zone  
 R4 One-Family Detached Dwelling Fourth Density Zone  
 R6 One-Family Detached Dwelling Sixth Density Zone  
 R7 One-Family Detached Dwelling Seventh Density Zone

RM3 Multiple-Family Dwellings Third Density Zone  
 RM4 Multiple-Family Dwellings Fourth Density Zone  
 RM6 Multiple-Family Dwellings Sixth Density Zone  
 C1 General Commercial Zone

  
 Not to Scale  
 Extracted: 05/09/2018

Attachment 5: Existing Zoning By-law Map - New City of Toronto By-law 569-2013



2788 Bathurst St. and 515 Glencairn Ave.

Zoning By-law 569-2013

File # 18 153780 NNY 15 0Z

Location of Application

See Former City of North York By-Law No. 7625

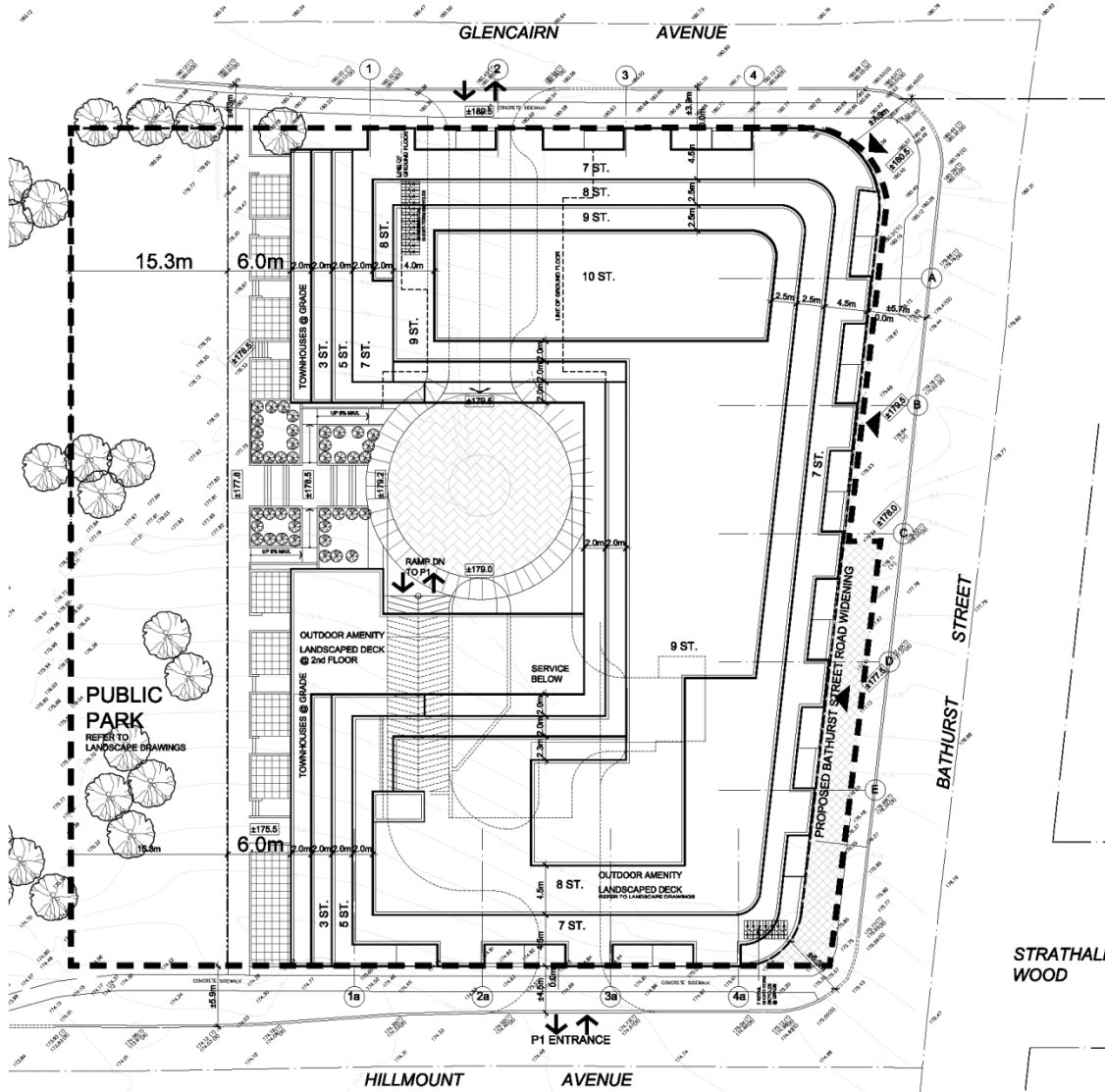
- RD Residential Detached
- RM Residential Multiple
- RA Residential Apartment
- CR Commercial Residential
- O Open Space

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- C1 General Commercial Zone

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Extracted: 05/09/2018



Attachment 6: Site Plan



Site Plan

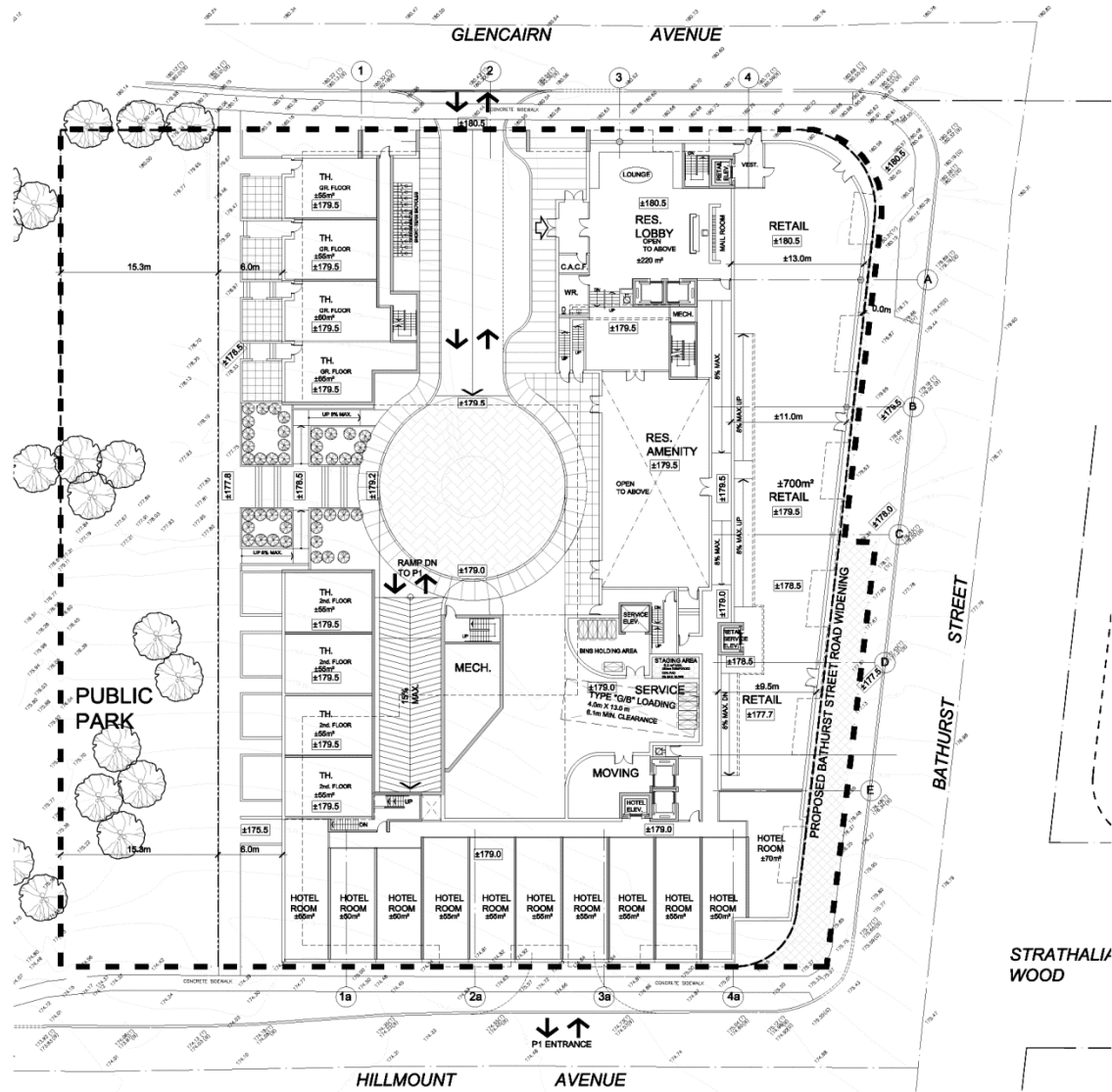
2788 Bathurst St. and 515 Glencairn Ave.

Applicant's Submitted Drawing

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05/09/2018

File # 18 153780 NNY 15 0Z

Attachment 7: Ground Floor Plan



Ground Floor Plan

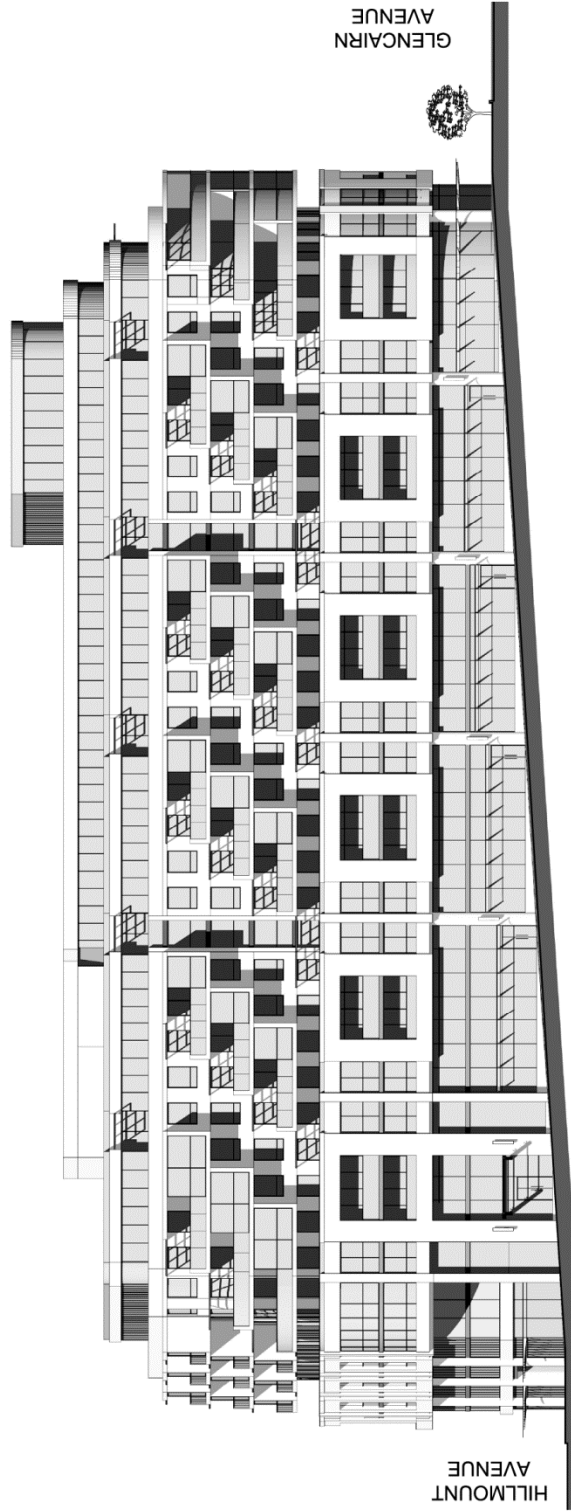
2788 Bathurst St. and 515 Glencairn Ave.

Applicant's Submitted Drawing

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05/09/2018

File # 18 153780 NNY 15 0Z

Attachment 8: East Elevation (Bathurst Street)



**East Elevation**

Applicant's Submitted Drawing

Not to Scale  
05/09/2018

2788 Bathurst St. and 515 Glencairn Ave.

File # 18 153780 NNY 15 0Z

Attachment 9: West Elevation



**West Elevation**

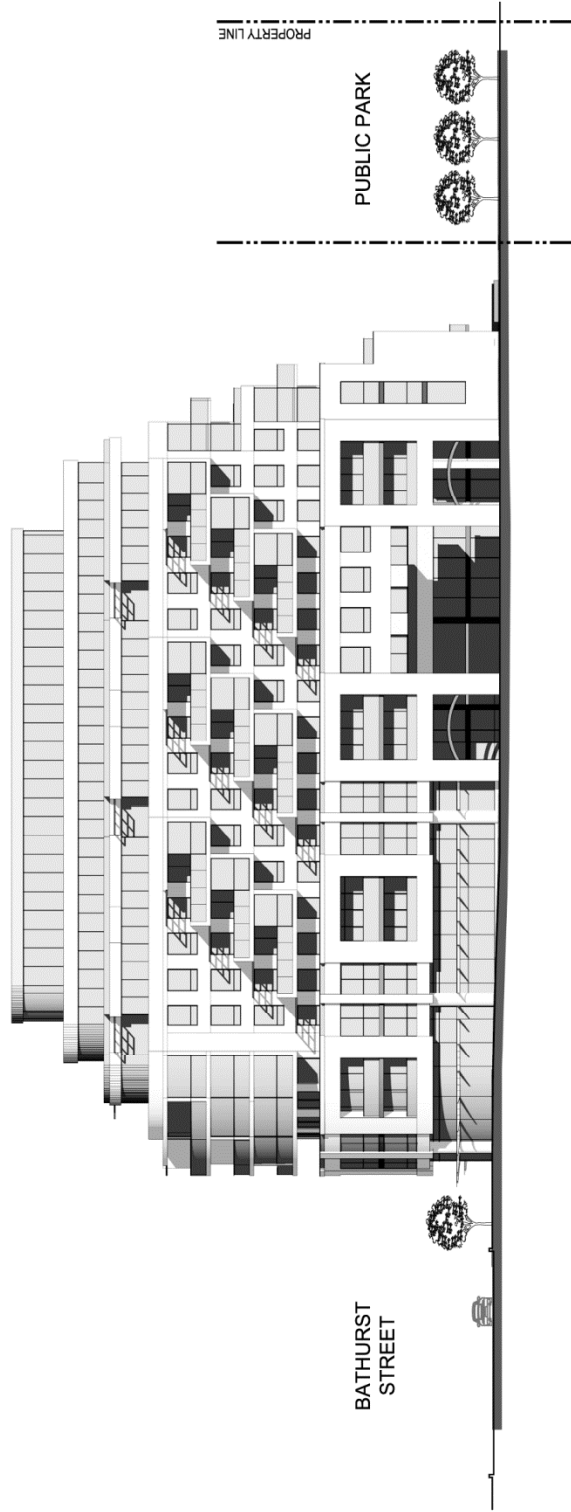
Applicant's Submitted Drawing

Not to Scale  
05/09/2018

**2788 Bathurst St. and 515 Glencairn Ave.**

File # 18 153780 NNY 15 0Z

Attachment 10: North Elevation (Glencairn Avenue)



**North Elevation**

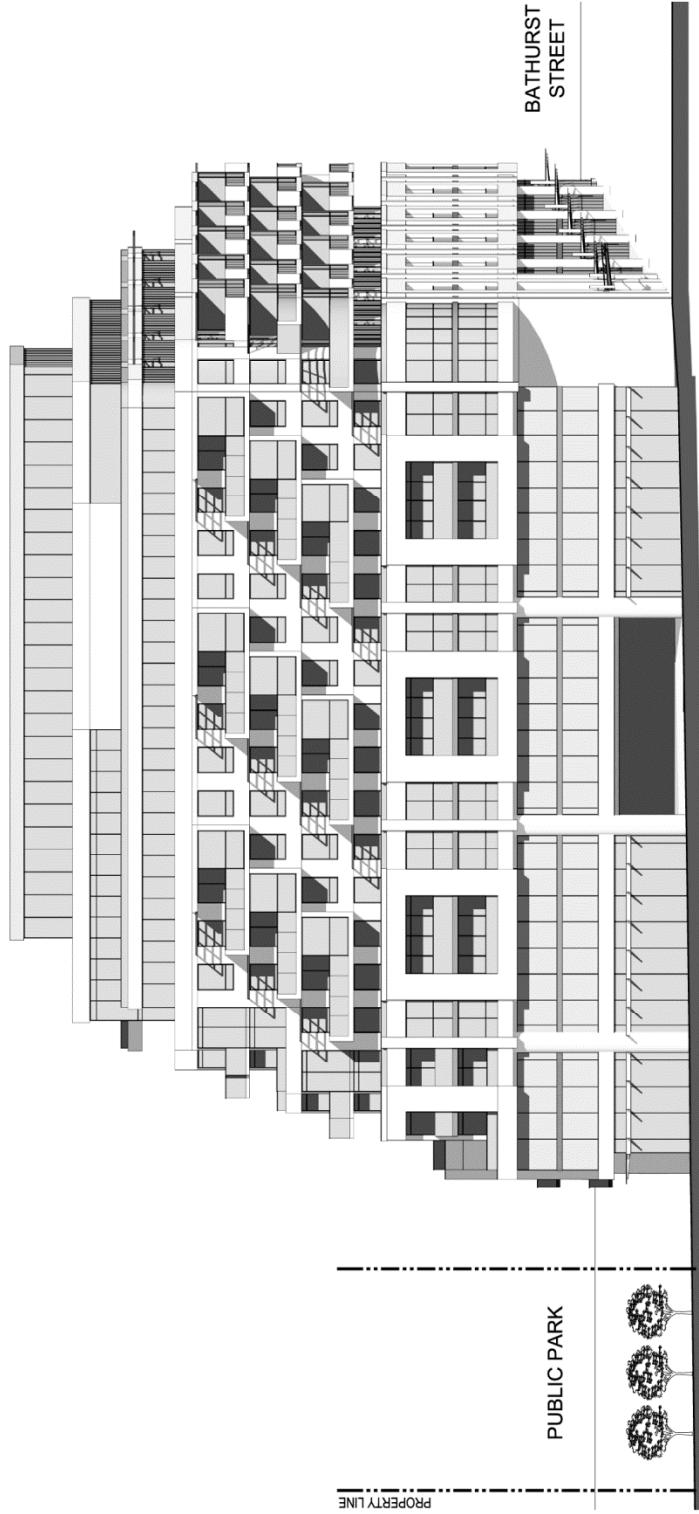
Applicant's Submitted Drawing

Not to Scale  
05/09/2018

**2788 Bathurst St. and 515 Glencairn Ave.**

File # 18 153780 NNY 15 0Z

Attachment 11: South Elevation (Hillmount Avenue)



**South Elevation**

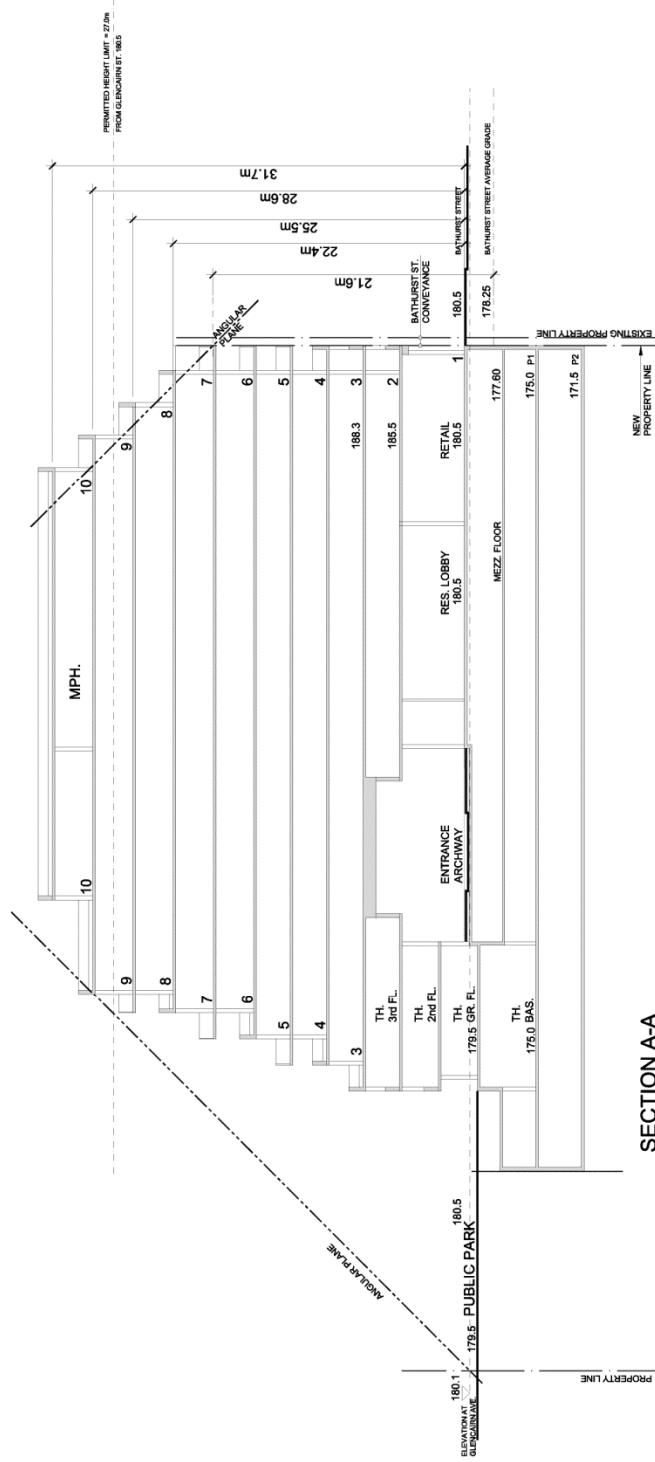
Applicant's Submitted Drawing

Not to Scale  
05/09/2018

**2788 Bathurst St. and 515 Glencairn Ave.**

File # 18 153780 NNY 15 0Z

Attachment 12: Schematic East West Section



SECTION A-A

**Schematic East West Section**

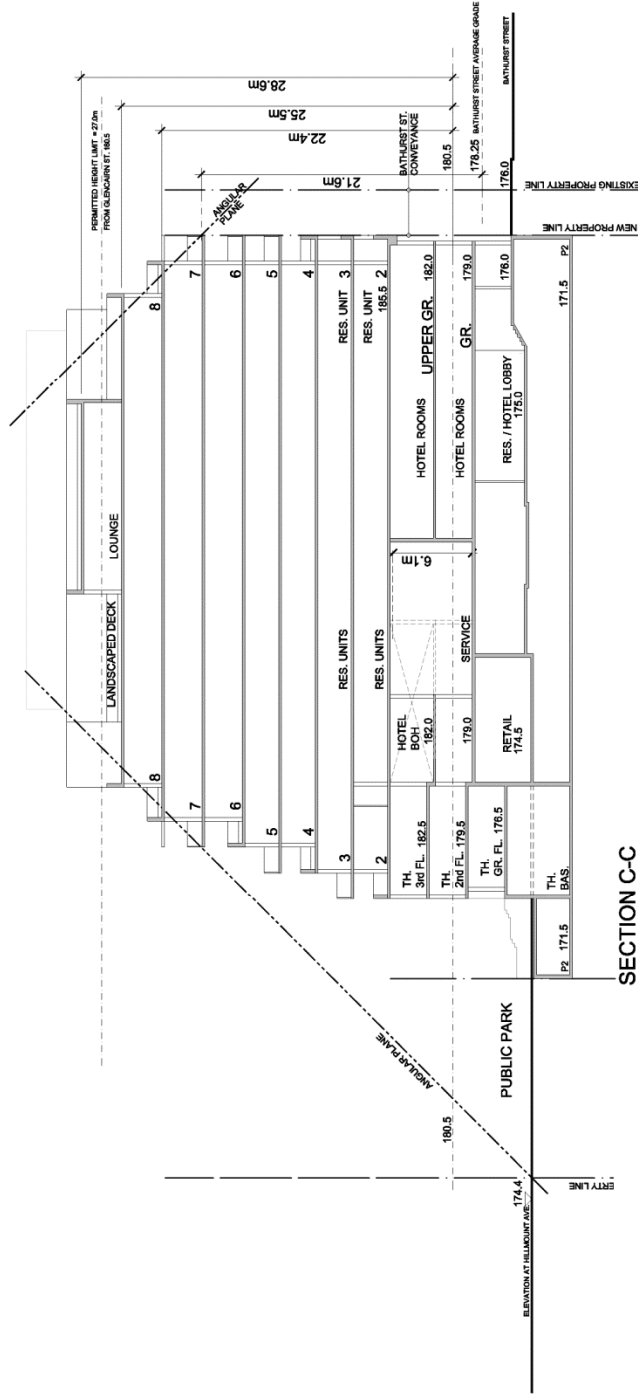
Applicant's Submitted Drawing

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05/09/2018

**2788 Bathurst St. and 515 Glencairn Ave.**

File # 18 153780 NNY 15 0Z

Attachment 13: Schematic East West Section



2788 Bathurst St. and 515 Glencairn Ave.

Schematic East West Section

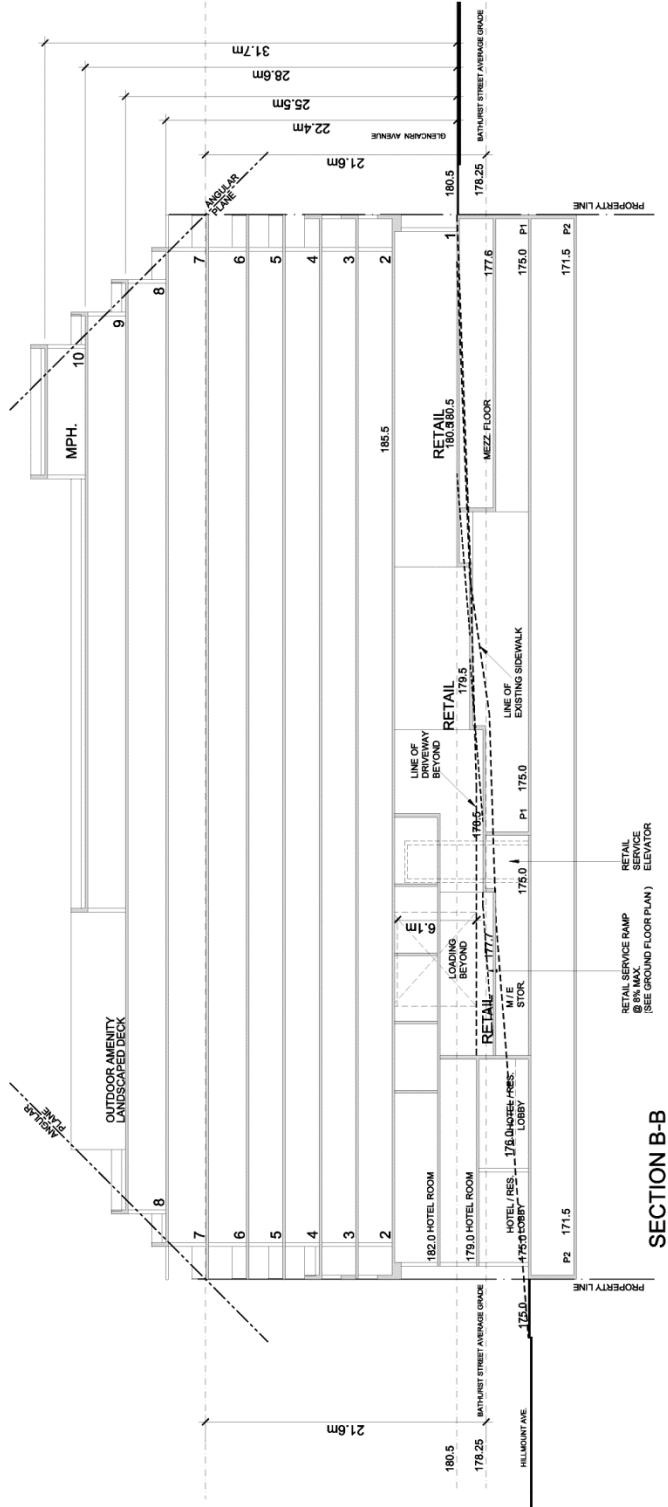
Applicant's Submitted Drawing

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File # 18 153780 NNY 15 0Z



Attachment 14: Schematic North South Section (Looking West)



Schematic North South Section (Looking West)

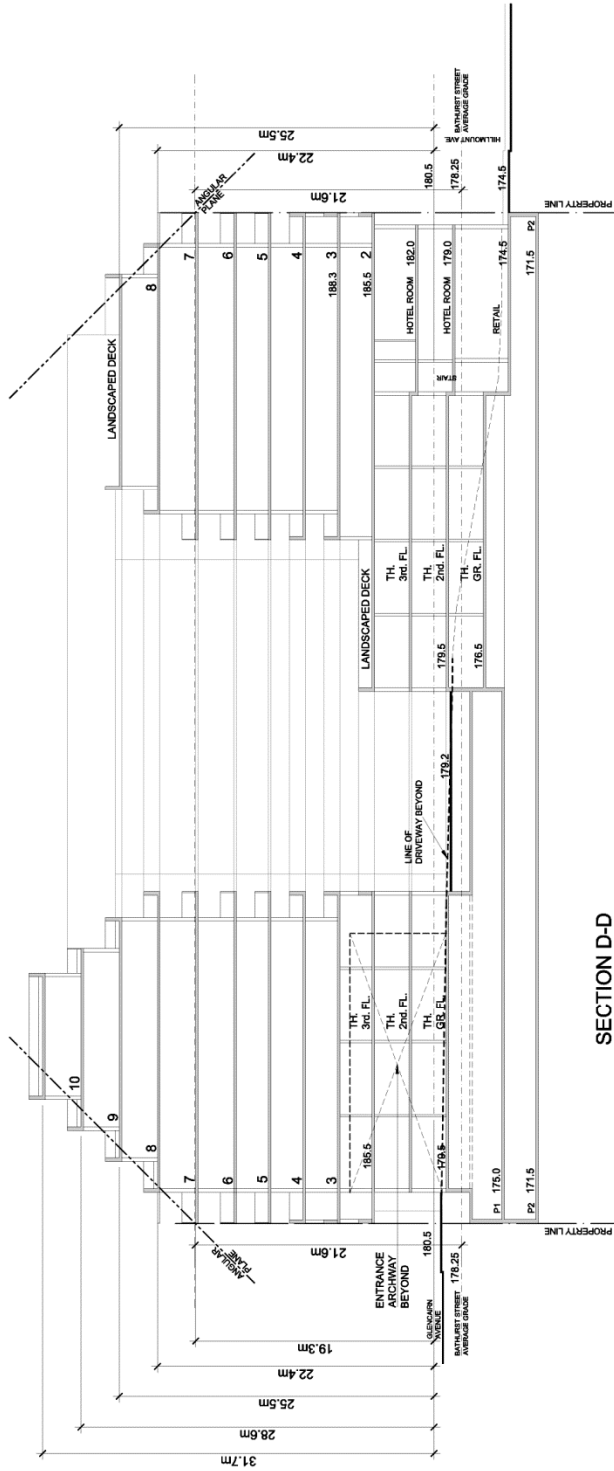
2788 Bathurst St. and 515 Glencairn Ave.

Applicant's Submitted Drawing

Not to Scale  
05/09/2018

File # 18 153780 NNY 15 0Z

Attachment 15: Schematic North South Section



Schematic North South Section

2788 Bathurst St. and 515 Glencairn Ave.

Applicant's Submitted Drawing

Not to Scale  
05/09/2018

File # 18 153780 NNY 15 0Z